

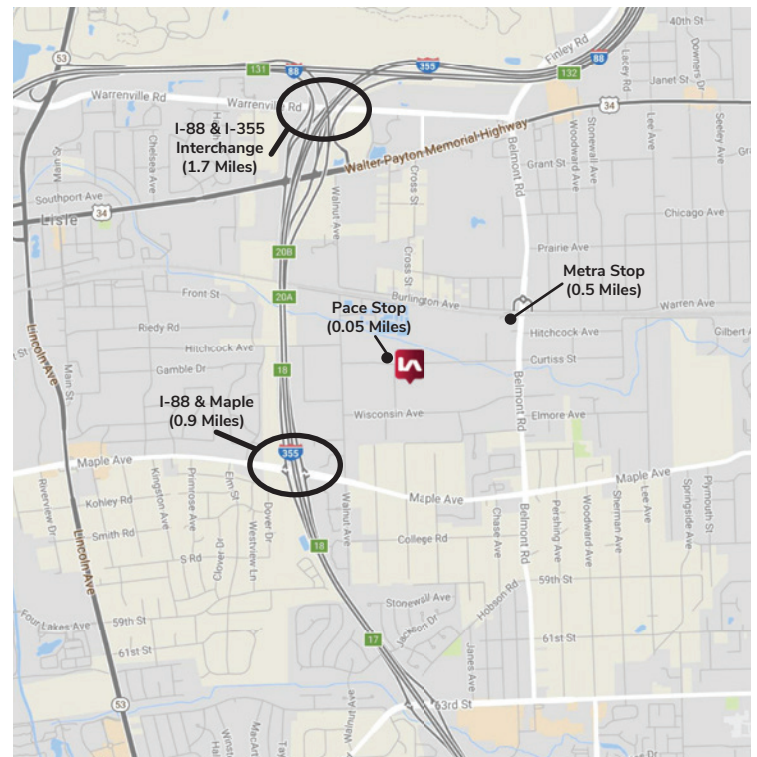
AVAILABLE FOR LEASE
 2545 & 2555 CURTISS STREET
 Downers Grove, Illinois 60515

HIGH END TECH/LAB SPACE



BUILDING SPECIFICATIONS:

PROPERTY SIZE:	67,451 SF
AVAILABLE SPACE:	5,359 – 21,660 SF
OFFICE SPACE:	+/-6,890 SF
PARKING:	Flexible
LOADING:	2 Interior Docks 2 Drive-in Doors (shared)
YEAR BUILT:	1961
POWER (2 SERVICES)	800 Amps @ 460 Volts, 3-phase
CONSTRUCTION:	Brick
CEILING HEIGHT:	16' Clear
ASKING RATE:	\$12.00 Net PSF

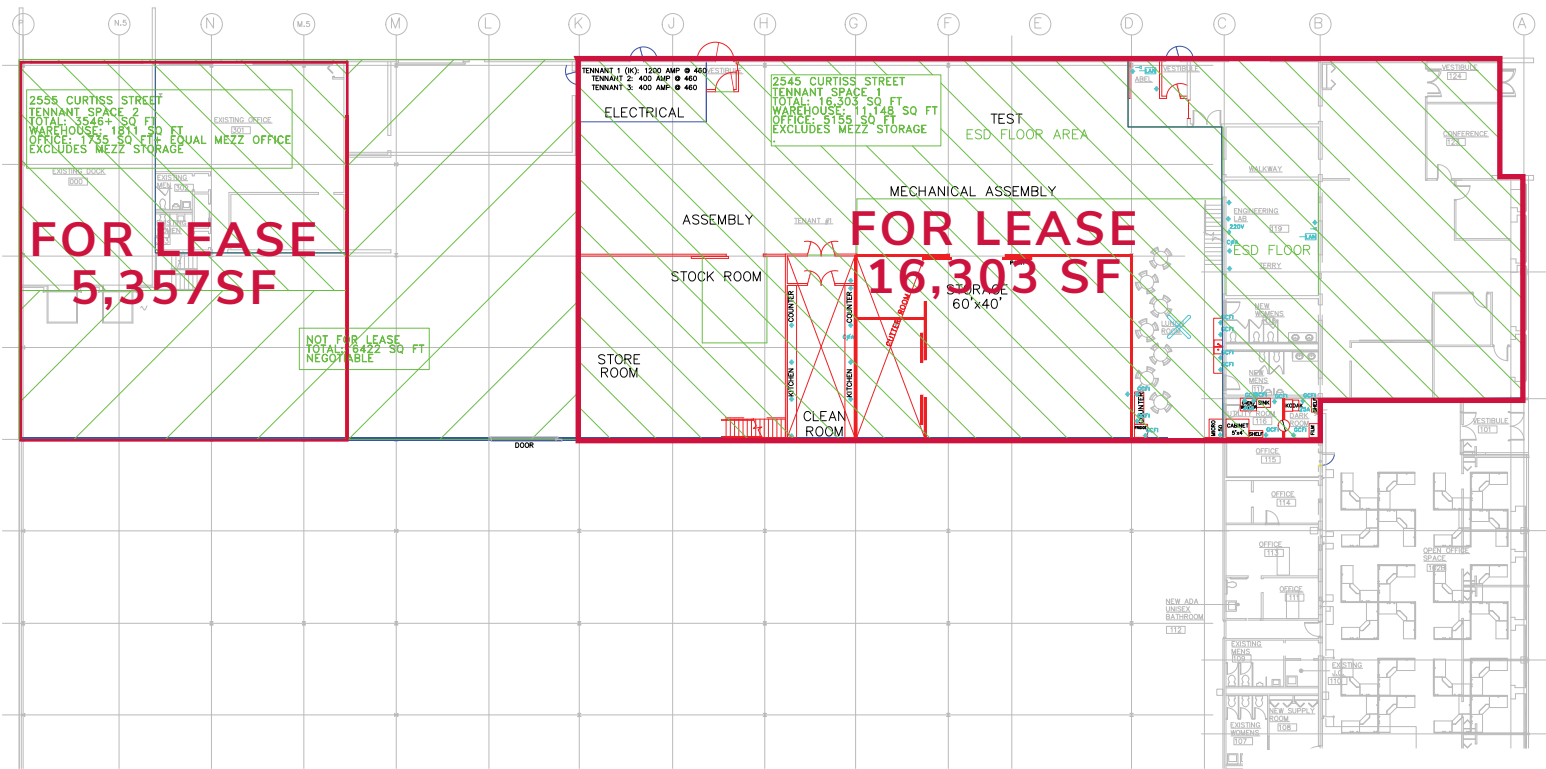


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HIGHLIGHTS & FEATURES

- 11,148 SF of Air Conditioned Warehouse/ Lab Space
- 2,400 SF Storage Room
- Clean Room
- Additional Concrete Mezzanine Storage
- ESD Floors
- Rapid Access Door to Dry Storage
- Triple Catch Drains
- Fenced Stock Room
- 8,232 SF of Dry Storage Space
- 2 Separate Offices
- Cafeteria and Kitchenette in Office
- Electrical Drops in Warehouse

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